

GENERAL NOTES

1. THIS PROJECT IS IDENTIFIED AS LUCKETTS COMMUNITY CENTER LOCATED SOUTH OF LUCKETTS ROAD (ROUTE 662) AND EAST OF JAMES MONROE HIGHWAY (STATE ROUTE 15). THE LAND IS BY OWNED THE COUNTY OF LOUDOUN. THE SUBJECT OF THIS APPLICATION IS FOR THE CONSTRUCTION OF A 600 SQUARE FOOT BUILDING EXPANSION AS WELL AS MINOR SITE IMPROVEMENTS.
2. THE PROPERTY DELINEATED HEREON IS LOCATED ON LOUDOUN COUNTY REAL ESTATE TAX ASSESSMENT MAP /20/////////39/ (PIN 179-40-7230). THE PROPERTY IS CURRENTLY SPLIT ZONED CR-4 (COUNTRYSIDE RESIDENTIAL) AND CR-1 (COUNTRYSIDE RESIDENTIAL) AND IS ADMINISTERED UNDER THE REVISED 1993 ZONING ORDINANCE. THE SITE LIES WITHIN THE LUCKETTS VILLAGE CONSERVATION OVERLAY DISTRICT AND THE PROPERTY IS WITHIN THE CATOCTIN ELECTION DISTRICT.
3. BOUNDARY INFORMATION SHOWN HEREON WAS OBTAINED FROM A BOUNDARY SURVEY PREPARED BY WILLIAM H. GORDON ASSOCIATES, INC. DATED MARCH 13, 2009. THE LAST INSTRUMENT IN THE CHAIN OF THE TITLE IS DEED BOOK 1197 PAGE 551 AND DEED BOOK 1807 PAGE 2094 AMONG THE LAND RECORDS OF LOUDOUN COUNTY.
4. THE ATTACHED PLANS HAVE BEEN PREPARED WITHOUT THE BENEFIT OF A CURRENT TITLE REPORT AND DO NOT NECESSARILY INDICATE ALL ENCUMBRANCES ON THE SUBJECT PROPERTY.
5. TOPOGRAPHIC INFORMATION SHOWN WAS OBTAINED FROM A FIELD RUN SURVEY BY WILLIAM H. GORDON ASSOCIATES, INC. DATED MARCH 13, 2009. CONTOUR INTERVAL EQUALS ONE FOOT. DATUM: NAD 83.
6. ALL SITE SIGNAGE WILL REQUIRE SEPARATE PERMITS AND BE IN COMPLIANCE WITH SECTION 5-1200, SIGN REGULATIONS, OF THE REVISED 1993 ZONING ORDINANCE.
7. THE PROJECT IS SUBJECT TO SECTION 5-1500, PERFORMANCE STANDARDS, OF THE REVISED 1993 ZONING ORDINANCE.
8. SUBBASE DEPTH IS BASED ON A CBR VALUE OF SIX (6), BASED ON AN ACTUAL DETERMINATION PER SOIL TESTS (OR) AN ESTIMATE WHICH WILL BE REVISED ONCE THE SOIL TESTS OF SUBGRADE ARE PERFORMED.
9. A SMOOTHING GRADE SHALL BE MAINTAINED FROM THE CENTERLINE FO THE EXISTING ROAD TO THE CURB AND GUTTER, TO PRECLUDE THE FORMING OF FALSE GUTTERS AND/OR PONDING OF ANY WATER ON THE ROADWAY.
10. STANDARD GUARDRAIL AND HANDRAIL SHALL BE INSTALLED AT THOSE LOCATIONS AS DESIGNATED DURING FINAL FIELD INSPECTIONS BY LOUDOUN COUNTY OR VDOT.
11. THE APPROVAL OF THESE PLANS SHALL IN NO WAY RELIEVE THE OWNER OF COMPLYING WITH OTHER APPLICABLE LOCAL, STATE, AND FEDERAL REQUIREMENTS.
12. ALL CONSTRUCTION AND MATERIALS SHALL CONFORM TO CURRENT LOUDOUN COUNTY, LOUDOUN WATER, AND VIRGINIA DEPARTMENT OF TRANSPORTATION STANDARDS AND SPECIFICATIONS.
13. ALL PROPOSED ELEVATIONS AS SHOWN HEREIN ARE FINISHED GRADE UNLESS OTHERWISE NOTED.
14. THERE ARE NO KNOWN ARCHAEOLOGICAL OR HISTORICAL FEATURES ON THE SITE, AS IDENTIFIED IN ADOPTED FEDERAL AND STATE DOCUMENTS. THE EXISTING BUILDING IS LISTED ON THE NATIONAL REGISTER OF HISTORIC PLACES.
15. THE SITE LIES ENTIRELY WITHIN LOUDOUN COUNTY AND IS NOT GOVERNED BY ANY OTHER SUBDIVISION ORDINANCE.
16. THE SUBJECT SITE DOES NOT HAVE STEEP SLOPES PER LOUDOUN COUNTY OFFICE OF MAPPING AND GEOGRAPHIC INFORMATION.
17. THE SUBJECT DOES CONTAIN CLASS IV SOILS AS PER THE LOUDOUN COUNTY SOILS MAP AND AS IDENTIFIED BY THE INTERPRETIVE GUIDE TO SOILS, LOUDOUN COUNTY, VIRGINIA.
18. SEE SHEET C002 FOR LEGEND OF SYMBOLS USED HEREIN.
19. WHERE THE ORDINANCES DIFFER BETWEEN LOCAL, STATE AND FEDERAL REQUIREMENTS, THE MOST RESTRICTIVE SHALL APPLY.
20. OFF-SITE EASEMENTS SHALL BE ACQUIRED PRIOR TO ANY OFF-SITE CONSTRUCTION ACTIVITY.

CONSTRUCTION NOTES

1. THE CONTRACTOR SHALL BE RESPONSIBLE FOR NOTIFYING THE OWNER AND THE ENGINEER OF ANY CHANGES OR CONDITIONS ATTACHED TO PERMITS OBTAINED FROM THE VIRGINIA DEPARTMENT OF TRANSPORTATION, LOUDOUN COUNTY, OR ANY OTHER AUTHORITY ISSUING PERMITS.
2. APPROVAL OF THIS PLAN SHALL IN NO WAY GRANT PERMISSION BY THE COUNTY FOR THE CONTRACTOR TO TRESPASS ON OFF-SITE PROPERTIES.
3. THE CONTRACTOR SHALL VISIT THE SITE AND VERIFY EXISTING CONDITIONS PRIOR TO STARTING CONSTRUCTION.
4. ALL LAND ON OR OFF-SITE WHICH IS DISTURBED BY CONSTRUCTION AND WHICH IS NOT BUILT UPON OR SURFACED, SHALL BE ADEQUATELY STABILIZED TO CONTROL EROSION AND SEDIMENTATION (SEE EROSION AND SEDIMENT CONTROL PLAN).
5. WILLIAM H. GORDON ASSOCIATES, INC. DOES NOT CERTIFY TO THE LOCATION OR EXISTENCE OF ANY EXISTING UNDERGROUND UTILITIES. THE UNDERGROUND UTILITIES SHOWN HEREON ARE BASED UPON AVAILABLE RECORDS. THIS DOES NOT CONSTITUTE A GUARANTEE OF THEIR ACTUAL LOCATIONS OR THAT THEY ALL ARE SHOWN. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE DIGGING OF TEST HOLES PRIOR TO BEGINNING ANY CONSTRUCTION. THESE TEST HOLES WILL BE MADE TO VERIFY ALL CROSSINGS BETWEEN NEW AND EXISTING FACILITIES AND AT CRITICAL GRADE CHANGES. IF THE CONDITIONS FOUND IN THE FIELD ARE MATERIALLY DIFFERENT FROM THE PLANS, THE CONTRACTOR SHALL NOTIFY WILLIAM H. GORDON ASSOCIATES, INC. SO THAT APPROPRIATE REVISIONS CAN BE MADE TO THE PLANS.
6. THE CONTRACTOR SHALL NOTIFY OPERATORS WHO MAINTAIN EXISTING UNDERGROUND UTILITIES IN THE AREA OF PROPOSED EXCAVATION OR BLASTING AT LEAST TWO (2) WORKING DAYS, BUT NOT MORE THAN TEN (10) WORKING DAYS PRIOR TO COMMENCEMENT OF EXCAVATION OR DEMOLITION. THE CONTRACTOR SHALL CONTACT "MISS UTILITY" AT (800) 257-7777 PRIOR TO COMMENCEMENT OF ANY EXCAVATION.
7. THE CLIENT, CONTRACTOR, AND/OR SURVEYOR SHALL BE RESPONSIBLE FOR NOTIFYING WILLIAM H. GORDON ASSOCIATES, INC. OF ANY CONDITIONS FOUND IN THE FIELD FOLLOWING STAKEOUT THAT VARY FROM WHAT IS SHOWN ON THE PLANS, OR THAT MAKE CONSTRUCTIBILITY IMPOSSIBLE, SO THAT APPROPRIATE REVISIONS CAN BE MADE PRIOR TO CONSTRUCTION. OBSERVATIONS REGARDING APPARENT INCONSISTENCIES IN THE PLANS SHALL BE BROUGHT TO WILLIAM H. GORDON ASSOCIATES, INC.'S ATTENTION FOR VERIFICATION PRIOR TO STAKEOUT.
8. CONTROLLED FILLS AND SUBGRADES:
A) CONTROLLED COMPACTION SHALL OCCUR IN ALL FILL SECTIONS FOR PAVEMENT, TRENCHES FOR UTILITIES, AND IN ANY AREA OTHERWISE DESIGNATED ON THE DRAWINGS. COMACTION FOR UTILITY TRENCHES LAD IN ANY WATER OF THE UNITED STATES MUST OCCUR WITHIN 30 DAYS AFTER THE UTILITY LINE HAS BEEN LAID.
B) CONTROLLED FILLS SHALL BE COMPACTED TO 95% DENSITY AS DETERMINED BY METHODS AS PER STANDARD PROCTOR AASHTO-199 EXCEPT THE UPPER EIGHT (8) INCHES OF SOIL BELOW THE PAVEMENT SUBBASE STONE, WHICH SHOULD BE COMPACTED TO 100% OF THIS STANDARD UNLESS SPECIFIED OTHERWISE BY THE GEOTECHNICAL ENGINEER.
C) CONTROLLED FILLS SHALL BE COMPACTED IN EIGHT (8) INCH LIFTS (LOOSE THICKNESS) TO THE SPECIFIED DENSITY, BEGINNING FROM THE EXISTING GROUND SURFACE, UNLESS OTHERWISE APPROVED IN WRITING BY A QUALIFIED GEOTECHNICAL ENGINEER.
9. A CBR TEST SHALL BE PERFORMED PRIOR TO THE DETERMINATION OF FINAL SUBGRADE ELEVATION. SUBBASE DEPTH IS BASED ON A CBR VALUE OF SIX (6) UNLESS OTHERWISE NOTED. SOILS TESTS OF SUBGRADE MUST BE SUBMITTED FOR ACTUAL DETERMINATION OF REQUIRED SUBBASE THICKNESS PRIOR TO CONSTRUCTION. ALL SUBGRADE IS TO BE COMPACTED TO 95% DENSITY AT 2% OF OPTIMUM MOISTURE AS PER AASHTO-199 METHODS UNLESS OTHERWISE DIRECTED BY AN APPROVED GEOTECHNICAL REPORT.
10. CONTACT STAN HEISER WITH WILLIAM H. GORDON ASSOCIATES, INC. AT (703) 263-1900 FOR STAKEOUT PLAN.
11. IF EXISTING WELLS AND/OR DRAINFIELDS ARE DISCOVERED LATER IN THE DEVELOPMENT PROCESS OR DURING CONSTRUCTION OF THESE UTILITIES, EACH SHALL BE ABANDONED OR BROUGHT INTO CONFORMANCE WITH CURRENT HEALTH DEPARTMENT STANDARDS. THIS NOTE APPLIES ONLY TO PREVIOUSLY EXISTING CONDITIONS NOT PROPOSED WITH THIS PLAN.

CONSTRUCTION NOTES CONTINUED

12. MAINTAIN A MINIMUM VERTICAL CLEARANCE OF ONE (1) FOOT SIX (6) INCHES BETWEEN CROSSINGS OF ALL UTILITY LINES UNLESS OTHERWISE SHOWN ON THE PLAN.
13. THE CONTRACTOR SHALL PROVIDE ADEQUATE MEANS OF CLEANING TRUCKS AND/OR EQUIPMENT OF MUD PRIOR TO ENTERING THE VIRGINIA DEPARTMENT OF TRANSPORTATION RIGHT-OF-WAY. IT IS THE CONTRACTOR'S RESPONSIBILITY TO CLEAN STREETS OF MUD AND/OR ALL LAYING DUST OR TAKE WHATEVER MEASURES NECESSARY TO ENSURE THAT THE STREETS ARE KEPT CLEAN AND DUST FREE AT ALL TIMES (SEE EROSION AND SEDIMENT CONTROL PLAN).
14. THE CONTRACTOR SHALL BE RESPONSIBLE FOR NOTIFYING THE OWNER AND THE ENGINEER OF ANY CHANGES OR CONDITIONS ATTACHED TO PERMITS OBTAINED FROM THE VIRGINIA DEPARTMENT OF TRANSPORTATION, LOUDOUN COUNTY, OR ANY OTHER AUTHORITY ISSUING PERMITS.
15. THE CLIENT AND CONTRACTOR ARE RESPONSIBLE FOR REVIEWING THE PLANS PRIOR TO CONSTRUCTION AND NOTIFYING WILLIAM H. GORDON ASSOCIATES, INC. OF ANY CIRCUMSTANCES FOUND WITHIN THESE PLANS FOR VERIFICATION AND SO THAT APPROPRIATE REVISIONS CAN BE MADE.
16. WHERE NEW ASPHALT IS TO BE PLACED NEXT TO EXISTING ASPHALT, EXISTING ASPHALT IS TO BE SAW CUT TO CREATE A CLEAN INTERFACE BETWEEN NEW AND OLD ASPHALT.

STANDARD V.D.O.T. NOTES

1. THESE PLANS WERE PREPARED IN ACCORDANCE WITH THE REQUIREMENTS OF (SELECT ONE):
□ VDOT SUBDIVISION STREET REQUIREMENTS (SSR)
■ VDOT SUBDIVISION STREET ACCEPTANCE REQUIREMENTS (SSAR) ADOPTED MARCH 9, 2009
2. METHODS AND MATERIALS USED SHALL CONFORM TO CURRENT COUNTY/TOWN AND VIRGINIA DEPARTMENT OF TRANSPORTATION (VDOT) STANDARDS AND SPECIFICATIONS.
3. ALL UTILITIES, INCLUDING ALL POLES, ARE TO BE RELOCATED AT THE DEVELOPER'S EXPENSE, PRIOR TO CONSTRUCTION.
4. OPEN CUTTING OF PAVED OR SURFACE TREATED ROADS IS NOT PERMITTED. ALL UTILITIES WHICH WILL BE PLACED UNDER EXISTING STREETS ARE TO BE BORED OR JACKED. ANY EXCEPTIONS, DUE TO EXTENUATING CIRCUMSTANCES, ARE TO BE ADDRESSED AT THE PERMIT STAGE.
5. ANY TYPE OF REVERSE CURB (SPILL CURB, CG-6R, ETC.) AND TRANSITION TO THESE CURBS SHALL NOT BE USED WITH THE PUBLIC RIGHT-OF-WAY.
6. THE DEVELOPER IS RESPONSIBLE FOR ANY DAMAGE TO EXISTING ROADS AND UTILITIES WHICH OCCUR AS A RESULT OF PROJECT CONSTRUCTION WITHIN OR CONTIGUOUS TO EXISTING RIGHT-OF-WAY.
7. A SMOOTH GRADE SHALL BE MAINTAINED FROM THE CENTERLINE OF THE EXISTING ROAD TO THE PROPOSED EDGE OF PAVEMENT TO PRECLUDE THE FORMING OF FALSE GUTTERS AND/OR THE PONDING OF ANY WATER IN THE ROADWAY.
8. STANDARD GUARDRAILS AND/OR HANDRAILS SHALL BE INSTALLED AT HAZARDOUS LOCATIONS AS DESIGNATED DURING FIELD REVIEW BY THE COUNTY/TOWN INSPECTOR OR VDOT.
9. THE DEVELOPER IS RESPONSIBLE FOR ALL TRAFFIC CONTROL. THE DEVELOPER SHALL SUBMIT A SIGNING, STRIPING AND/OR SIGNALIZATION PLAN TO THE VDOT LAND DEVELOPMENT SECTION A MINIMUM OF THIRTY DAYS PRIOR TO PERMIT APPLICATION. THE DEVELOPER SHALL NOT COMMENCE CONSTRUCTION OF ANY PAVEMENT COURSE WITHOUT AN APPROVED STRIPING PLAN.
10. PAVEMENT DESIGN IS BASED ON AN ASSUMED CBR VALUE OF SIX (6). SOIL TESTS OF SUBGRADE MUST BE SUBMITTED FOR ACTUAL DETERMINATION OF REQUIRED THICKNESS OF THE PAVEMENT INCLUDING LAYERS OF ASPHALT AND SUBBASE PRIOR TO SUBBASE PLACEMENT.
11. A FOUR (4) INCH (MINIMUM) LAYER OF STONE IS REQUIRED BENEATH CURB AND GUTTER.
12. ADDITIONAL DITCH LININGS OR SILTATION AND EROSION CONTROL MEASURES SHALL BE PROVIDED, AT THE DEVELOPER'S EXPENSE, AS DETERMINED NECESSARY BY VDOT AND/OR THE COUNTY/TOWN DURING FIELD REVIEW. ALL COSTS SHALL BE ASSUMED BY THE DEVELOPER.
13. THE ENTIRE SURFACE OF THE ROADWAY (OLD AND NEW PORTIONS) SHALL BE OVERLAID AND RE-STRIPED AS REQUIRED BY VDOT PERSONNEL. OVERLAY OF EXISTING PAVEMENT SHALL BE A MINIMUM OF 1.25 INCHES IN DEPTH; ANY COSTS ASSOCIATED WITH PAVEMENT OVERLAY, OR THE MILLING OF EXISTING PAVEMENT TO OBTAIN REQUIRED DEPTH, SHALL BE ASSUMED BY THE DEVELOPER.
14. THE DEVELOPER IS RESPONSIBLE FOR DESIGN AND CONSTRUCTION OF ANY TRAFFIC SIGNAL INSTALLATION OR MODIFICATION WHICH WILL BE NECESSARY AS A RESULT OF DEVELOPMENT OF THIS SITE.
15. ALL RIGHT-OF-WAY DEDICATED TO PUBLIC USE SHALL BE CLEAR AND UNENCUMBERED.
16. THE COUNTY/TOWN SHALL OBTAIN A PERMIT FOR ALL SIDEWALKS WITHIN THE RIGHT-OF-WAY THAT DO NOT QUALIFY FOR VDOT MAINTENANCE.
17. TRAFFIC CONTROL DEVICES OR ADVISORY SIGNS, SUCH AS MULTIWAY STOPS, SPEED LIMITS, DEAF CHILD, CHILDREN AT PLAY, ETC., SHALL NOT BE INSTALLED UNLESS SPECIFICALLY SHOWN ON THESE PLANS OR A VDOT APPROVED REVISION. SHOULD UNAPPROVED SIGNS BE NOTED AT THE TIME OF VDOT INSPECTION, THE ROAD ACCEPTANCE PROCESS SHALL BE TERMINATED IMMEDIATELY AND NOT RECOMMENDED UNTIL A DETERMINATION IS MADE REGARDING THE APPROVAL OF ANY ADDITIONAL SIGNS. IMMEDIATE REMOVAL OF SUCH SIGNS SHALL NOT NEGATE THE NEED FOR THE SUBMISSION OF A REVISION.
18. LANDSCAPING AND IRRIGATION SYSTEMS SHALL NOT BE INSTALLED WITHIN THE PUBLIC RIGHT-OF-WAY EXCEPT AS SHOWN ON THESE PLANS OR A VDOT APPROVED REVISION.
19. AS OF JULY 1, 2009 ALL LAND USE PERMIT APPLICATIONS ARE REQUIRED TO PROVIDE AT LEAST ONE (1) PERSON WHO, AT MINIMUM, IS VERIFIED BY VDOT IN BASIC WORK ZONE TRAFFIC CONTROL FOR ALL PERMITTED ACTIVITIES WITHIN STATE MAINTAINED RIGHT-OF-WAY WHICH INVOLVES INSTALLING, MAINTAINING, OR REMOVING WORK ZONE TRAFFIC CONTROL DEVICES. THIS PERSON SHALL BE RESPONSIBLE FOR THE PLACEMENT, MAINTENANCE AND REMOVAL OF ALL WORK ZONE TRAFFIC CONTROL DEVICES.

UTILITY CONTACT NUMBERS		
UTILITY	UTILITY COMPANY	TELEPHONE NUMBER
WATER	LOUDOUN WATER	(571) 291-7828
SANITARY SEWER	LOUDOUN COUNTY HEALTH DEPARTMENT	(703) 777-0234
STORM SEWER	COUNTY OF LOUDOUN	(703) 777-0397
GAS	COLUMBIA GAS	(800) 543-8911
	TRANSMISSION CORP.	
	WASHINGTON GAS	(703) 750-1000
ELECTRIC	DOMINION VIRGINIA POWER	(888) 667-3000
	NOVEC	(800) 335-0500
TELEPHONE	AT&T	(800) 288-2747
	VERIZON	(800) 483-4000
CABLE	TIME WARNER	(888) 892-2253
	COMCAST	(800) 266-2278
OTHER	MISS UTILITY	(800) 257-7777

LIGHTING NARRATIVE:

EXISTING SITE LIGHTING WILL BE USED AND PURSUANT TO SECTION 7.120 OF THE FACILITIES STANDARDS MANUAL, ANY ADDITIONAL REQUIRED LIGHTING SHALL HAVE A MINIMUM OF 0.6 FOOT-CANDLE AT GRADE AND THE AVERAGE HORIZONTAL ILLUMINATION SHALL NOT EXCEED 40 FOOT-CANDLES AT GRADE LEVEL, SUBJECT TO A UNIFORMITY RATIO NO GREATER THAN 4:1. OPERATION AND MAINTENANCE COSTS OF THE LIGHTING SYSTEM SHALL BE THE RESPONSIBILITY OF THE OWNER.

- V. CONDITIONS OF APPROVAL (June 28, 2010)
1. Substantial Conformance – The development of the Special Exception uses, community center and child daycare center, shall be in substantial conformance with Sheets 1 through 4 of the Special Exception plat dated June 19, 2009, and revised through June 28, 2010, prepared by William H. Gordon Associates, Inc. (the "Plat"), and the Revised 1993 Loudoun County Zoning Ordinance. Approval of this application for Tax Map 20, Parcel 39 (PIN #179-40-7230) (the "Property") shall not relieve the applicant or the owners of the Property from the obligation to comply with and conform to any other Zoning Ordinance, Codified Ordinance, or applicable regulatory requirement.
2. Lighting – Exterior site lighting shall be full cutoff and fully shielded and directed inward and downward toward the interior of the property, away from surrounding properties and Snickersville Turnpike. The maximum average illumination over the exterior of the building (including security lighting) shall not exceed five (5) foot-candles. The maximum average illumination for parking lot lighting shall not exceed two (2) foot-candles.

CLARIFICATION TO PARKING REDUCTION (ZCOR-2009-0220)

February 23, 2010

Mr. William E. Junda, PE
William H. Gordon Associates, PE
4501 Daly Drive
Chantilly, VA 20151

Dear Mr. Junda:

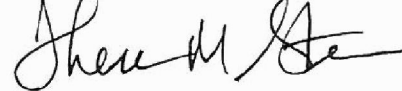
This correspondence is to clarify ZCOR 2009-0220 in which you were granted a reduction in the number of required parking spaces for SPEX 2009-0022 and SPEX 2009-0024 in accordance with Section 5-1102(F) of the Revised 1993 Loudoun County Zoning Ordinance ("Ordinance"). In your original letter you stated 18 parking spaces are required for the childcare center, however, you did not take into account the 3 additional spaces required for designated pick-up and delivery per Section 5-609(B)(2) of the Ordinance. The total number of parking spaces required for the childcare center is 21 (18 required per Section 5-1102 and the additional 3). The designated pick-up and delivery spaces result in the need for a waiver of 16 required parking spaces, not 13 as stated in ZCOR 2009-0220. You must provide a revised parking plan to demonstrate where 16 spaces will be provided should the Zoning Administrator recommend the reduction be modified or revoked. Further, your draft parking covenant must reflect the increase in the number of waived spaces.

This determination applies solely to the referenced property and is not binding upon the County, the Zoning Administrator or any other official with respect to any other property. No person may rely upon this determination with respect to any property other than the referenced property.

Please be advised that any person aggrieved, or any officer, department or agency of Loudoun County affected by an order, requirement, decision or determination made by an administrative officer in the administration or enforcement of the provisions of the Zoning Ordinance may appeal said decision within thirty days to the Board of Zoning Appeals in strict accordance with Section 15.2-2311 of the Code of Virginia. This decision is final and unappealable if not appealed within 30 days.

Please contact me at (703)777-0397, if you have any additional questions.

Sincerely,



Theresa M. Stein, Planner, CZO
Zoning Administration

cc: Sally Kurtz, Supervisor, Catoctin Election District
Dan Schardein, Zoning Administrator
Mark O. Stultz, Deputy Zoning Administrator
Mike Elabarger, Dept of Planning

PARKING REDUCTION- ZCOR-2009-0220

November 13, 2009

Mr. William E. Junda, PE
William H. Gordon Associates, PE
4501 Daly Drive
Chantilly, VA 20151

Dear Mr. Junda:

This correspondence is in reply to your letter to Dan Schardein, Loudoun County Zoning Administrator, requesting a reduction in the parking requirements for the Lucketts Community Center pursuant to Section 5-1102(F) of the Revised 1993 Loudoun County Zoning Ordinance ("Ordinance"). In your letter you state that there are two uses operating from the facility: a childcare center for 60 children plus employees, and a community center with multi-purpose room plus employees. You state that the main hours of operation for the childcare center is Monday through Friday, between the hours of 7:00am and 6:00 pm and that the multi-purpose room is primarily in use after 6:00pm during the week and weekends. The childcare center requires a total of 18 parking spaces and the community center requires 46 parking spaces; there are currently 44 parking spaces and 7 new spaces are proposed with SPEX 2009-0022 and SPEX 2009-0024.

Section 5-1102(F)(2) permits the Zoning Administrator to reduce the cumulative parking requirement for mixed-use occupancies where it can be determined that the peak requirement occurs at different times and the parking demand can be provided on the premises. Further, Section 5-1102(F)(1) states that the Zoning Administrator may approve a reduction if an analysis substantiates the need for a reduced number of spaces, a plan shows how the spaces will be provided on the site, and a covenant is executed for a period of 20 years guaranteeing that the additional spaces will be provided if the Zoning Administrator recommends the reduction be modified or revoked.

Based on the material you have provided, I have determined that the Lucketts Community Center has demonstrated that peak parking demand for the childcare center and community center uses occur at different times and that the peak parking demand for both uses (requiring 13 additional spaces) can be provided as shown on the provided Parking Plan should the need arise. However, no covenant was provided. Therefore, the parking reduction request is granted contingent upon receipt of a draft covenant, to be reviewed by the County prior to execution. Upon execution and recordation of the covenant, a copy must be forwarded to this office.

This determination applies solely to the referenced property and is not binding upon the County, the Zoning Administrator or any other official with respect to any other property. No person may rely upon this determination with respect to any property other than the referenced property.

Please be advised that any person aggrieved, or any officer, department or agency of Loudoun County affected by an order, requirement, decision or determination made by an administrative officer in the administration or enforcement of the provisions of the Zoning Ordinance may appeal said decision within thirty days to the Board of Zoning Appeals in strict accordance with Section 15.2-2311 of the Code of Virginia. This decision is final and unappealable if not appealed within 30 days.

Please contact me at (703)777-0397, if you have any additional questions.

Sincerely,



Theresa M. Stein, Planner, CZO
Zoning Administration

cc: Sally Kurtz, Supervisor, Catoctin Election District
Dan Schardein, Zoning Administrator
Mark O. Stultz, Deputy Zoning Administrator
Mike Elabarger, Dept of Planning

ZONING TABULATION:

SPLIT-ZONED: COUNTRYSIDE RESIDENTIAL: CR-4 (SEC. 2-800) AND COUNTRYSIDE RESIDENTIAL: CR-1 (SEC. 2-500) LUCKETTS VILLAGE CONSERVATION OVERLAY DISTRICT (SEC. 4-2100)

USE: COMMUNITY CENTER (SEC. 2-804(C)) CHILD CARE CENTER (SEC. 2-804(P) AND SEC. 5-609(B))

LOT REQUIREMENTS (AREA OF DEVELOPMENT IS ZONED ONLY CR-4)

	MINIMUM	PROPOSED
SIZE: (SEC. 2-805(A))	40,000 S.F.	208,438 S.F. OR 4.78 AC
WIDTH: (SEC. 2-805(B))	175 FT	906.79 FT

YARDS :

FRONT – ALONG LUCKETTS ROAD (SEC. 4-2104(A)(1))
AVERAGE FRONT YARD: ADJACENT BUILDINGS SHALL HAVE FRONT YARD DISTANCES THAT MAINTAIN VISUAL CONTINUITY OF THE STREETSCAPE. BUILDINGS SHALL HAVE FRONT YARDS CONSISTENT WITH THE FRONT YARD OF PRINCIPAL BUILDINGS ON THE SAME SIDE OF THE STREET WITHIN 150 FEET OF BOTH SIDES OF THE PARCEL OR PARCELS BEING DEVELOPED.

REQUIRED: AVERAGE YARD:
WEST OF SUBJECT PROPERTY (14465 JAMES MONROE HIGHWAY) = 42.8'
EAST OF SUBJECT PROPERTY (42367 LUCKETTS ROAD) = 54.7'
(42.8' + 54.7')/2 = 48.8'
EXISTING: 25.3'

FRONT – ALONG JAMES MONROE HIGHWAY (SEC. 4-2104(A)(1))
REQUIRED: AVERAGE YARD:
SOUTH OF SUBJECT PROPERTY (14550 JAMES MONROE HIGHWAY) = 142.0'
NORTH OF SUBJECT PROPERTY (42350 LUCKETTS ROAD) = 16.3'
(142.0' + 16.3')/2 = 79.2'
EXISTING: 123'

SOUTH SIDE (SEC. 2-805(C)(2))
REQUIRED: 12'
PROPOSED: 12'

NORTH SIDE (SEC. 2-805(C)(2))
REQUIRED: 9'
PROPOSED: 9'

REAR (SEC. 2-805(C)(3))
REQUIRED: 50'
PROPOSED: 50'

	MAXIMUM	PROPOSED
LENGTH/WIDTH RATIO: (SEC. 2-805(D))	5:1	2.59:1

BUILDING REQUIREMENTS (SEC. 2-808)

LOT COVERAGE (SEC. 2-808(A)):	
ALLOWED:	31,266 S.F. (15%)
EXISTING COMMUNITY CENTER:	7,880 S.F.
EXISTING STRUCTURES:	1,510 S.F.
PROPOSED COMMUNITY CENTER EXPANSION:	600 S.F.
TOTAL SITE AREA:	9,990 S.F. (4.8%)

BUILDING HEIGHT (SEC. 4-2104(A)(2)): PROPOSED BUILDINGS SHALL HAVE A BUILDING HEIGHT NO GREATER THAN 50% HIGHER THAN THE HIGHEST BUILDING ON THE SAME SIDE OF THE STREET WITHIN 150 FEET OF BOTH SIDES OF THE PARCEL OR PARCELS BEING DEVELOPED, NOT TO EXCEED THE MAXIMUM BUILDING HEIGHT PERMITTED IN THE UNDERLYING ZONING DISTRICT. (40' ALLOWED PER SEC. 2-808(B))

SURROUNDING BUILDING HEIGHTS (PER LOUDOUN COUNTY TAX ASSESSMENT):
42367 LUCKETTS ROAD: 24'
14550 JAMES MONROE HIGHWAY: 16'

ALLOWABLE HEIGHT: 24' + (0.50 X 24) = 36'
EXISTING/PROPOSED HEIGHT: 35.25'

PARKING REQUIREMENTS (TABLE 5-1102, UNLESS OTHERWISE NOTED)

COMMUNITY CENTER:
PUBLIC ASSEMBLY REQUIREMENT:
0.25 SPACES PER PERSON IN PERMITTED OCCUPANCY APPROVED BY THE FIRE MARSHAL PLUS ONE SPACE PER EMPLOYEE.

REQUIRED PARKING:
OCCUPANCY: 163 X 0.25 = 41 SPACES
PROPOSED EMPLOYEES: 5 X 1 = 5 SPACES
TOTAL: 46 SPACES

CHILD CARE FACILITY:
CHILD CARE FACILITY REQUIREMENT:
0.20/PERSON IN LICENSED CAPACITY PLUS ONE PER EMPLOYEE NOT RESIDING ON THE PREMISES

REQUIRED PARKING:
CAPACITY: 60 X 0.20 = 12 SPACES
PROPOSED EMPLOYEES: 6 X 1 = 6 SPACES
PICKUP/DELIVERY ZONE = 3 SPACES
TOTAL: 21 SPACES

TOTAL REQUIRED PARKING SPACES:
COMMUNITY CENTER: 46
CHILD CARE FACILITY: 21
67

PROVIDED:
EXISTING STANDARD PARKING SPACES: 41
EXISTING ACCESSIBLE PARKING SPACES: 2*
PROPOSED PARKING SPACES: 7
PROPOSED ACCESSIBLE PARKING SPACES: 1
TOTAL: 51**

*THERE ARE A TOTAL OF FOUR (4) EXISTING ACCESSIBLE SPACES, BECAUSE ONLY THREE (3) ARE REQUIRED PER ADA REGULATIONS, THE TWO (2) EXISTING ACCESSIBLE SPACES ALONG THE SOUTHERN PROPERTY BOUNDARY SHALL BE CONVERTED TO STAFF PARKING AND AN ADDITIONAL ACCESSIBLE SPACE SHALL BE ADDED. SEE SITE PLAN FOR ADDITIONAL DETAIL.

**AN ADJUSTMENT TO PARKING REQUIREMENTS PER SECTIONS 5-1102(F)(1) AND 5-1102(F)(2) WAS APPROVED WITH ZCOR-2009-0220; SEE THIS SHEET.

CHILD CARE FACILITY REQUIREMENTS (SECTION 5-609)

OUTDOOR PLAY FACILITY (5-609(A)(5)):
REQUIRED: 75 S.F. X 60 CHILDREN = 4,500 S.F.
PROVIDED: = 10,760 S.F.

PICKUP AND DELIVERY ZONE (5-609(B)(2)(b)):
REQUIRED: (60 CHILDREN/20) X 1 SPACE = 3 SPACES
PROVIDED: = 3 SPACES

ARCHITECT

bh&a

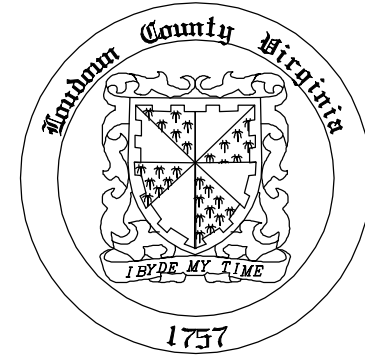
Bargmann Hendrie & Archetype, Inc.
300 A Street
Boston, MA 02210
617.350-0450 Tel
617.350-0215 Fax
www.bhplus.com

PROJECT NAME

Lucketts
Community
Center

42361 Lucketts Road
Leesburg, VA

CLIENT



Loudoun
County, Virginia
Department of
Construction
and Waste
Management

211 Gibson Street NW
Leesburg, VA 20176
(703) 737-8998 tel
(703) 771-5097 fax

PROJECT TEAM

Civil/ Landscape:
William H. Gordon Associates, Inc.
4408A Riverside Pkwy, Suite 100
Leesburg, VA 20176
703-729-9009 tel

Structural:

Linton Engineering, Inc.
8229 Boone Boulevard
Vienna, VA 22162
571-323-0320 tel

Plumbing/ Fire Protection/
Mechanical/Electrical:
Landmark Facilities Group
252 East Avenue
Norwalk, CT 06855
203-866-4626 tel

REVISIONS

1	
2	
3	
4	
5	DATE

DRAWING TITLE

General
Notes and
Zoning
Information

DRAWING INFORMATION

August 4, 2010	
DATE OF ISSUE	
Addendum #1	
DESCRIPTION	
N/A	WHGA
SCALE	DRAWN BY
2854.00	lucketts.rvt
PROJECT #	FILE NAME

DRAWING NUMBER

C001

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